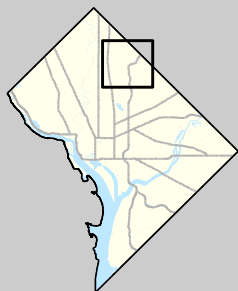


Riggs Road & South Dakota Avenue Area Development Plan

Riggs Rd./South Dakota Ave.



The purpose of this Plan is to establish a strategic approach to re-developing currently underutilized areas surrounding the Fort Totten Metro Station.

ADDITIONAL INFORMATION

Malaika Abernathy, Ward 4

Deborah Crain, Ward 5

Ph: 202-442-7600

E-mail: malaika.abernathy@dc.gov

E-mail: deborah.crain@dc.gov

D.C. Office of Planning

2000 14th Street, NW—4th Floor

Washington, DC 20009

www.planning.dc.gov



Providing Guidance for . . .

Redevelopment Opportunities

Community Empowerment

Business & Retail Environment

Streetscape & Public Realm

Transit Oriented Development

Open Space Connections

Transportation & Parking

Housing

Overall Vision

This plan creates a framework for future development and revitalization for the area surrounding the Riggs Road and South Dakota Avenue intersection. It aims to improve economic vitality and the overall image of the neighborhood as an attractive destination for residents, business owners and visitors by restoring it as an active neighborhood center. The Fort Totten Metro Station and the anticipated realignment of the Riggs Road and South Dakota Avenue intersection are vital assets that will assist in the revitalization initiatives of the area. The Plan aims to achieve this vision by:

- ◆ Establishing a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community character and re-activates the street
- ◆ Attracting development that serves all generations
- ◆ Connecting, activating, and creating new open spaces; and
- ◆ Promoting safe access and circulation throughout the neighborhood.

Riggs Road & South Dakota Avenue— Opportunity Sites



1. **KFC/Taco Bell** — Located at the northwest corner of the Riggs Road South Dakota Avenue intersection, the development objective supports reinforcing four corners of development, featuring street-activated retail and office or housing above. The Plan recommends a land use designation change to Mixed-Use Medium Density Residential and Commercial.
2. **Riggs Road North Industrial Park** — Boarded by the Metro Rail tracks on the West and 3rd Street NE on the East, the development objective is to capitalize on the opportunity to incubate green enterprises, which could serve as an interim use prior to eventual new mixed-use development. The Plan recommends a land use designation change to Mixed-Use Moderate Density Residential and Commercial.
3. **Riggs Plaza Apartments/Food and Friends/Triangle Site**— Located at the southwest corner of the Riggs Road and South Dakota Avenue intersection, the development objective is to create a higher, transit-oriented density mixed-use development with street activated frontage along South Dakota Avenue. A current Planned Unit Development (PUD) proposal is pending on the property. Future development calls for 820 residential units, 280,000 square feet of retail, 215,000 square feet of arts and cultural resources and over 2200 parking spaces.
4. **Riggs Road South**— Boarded by the Metro Rail tracks on the east and 1st Place NE on the West, these sites are envisioned to have neighborhood-scale development fronting on 1st Place that supports new storefronts and increased pedestrian connectivity to the Metro. The Plan supports the Comprehensive Plan's current land use designation of Mixed-Use Medium Density Residential and Commercial.
5. **Fort Totten East Industrial**— Adjacent to the Metro Rail tracks and Kennedy Street, NE, future development targeted for this site is for commercial /office uses or residential/live-work opportunities. The Plan supports the Comprehensive Plan's Designation of Mixed-Use Medium Density Residential and Commercial.
6. **Fort Totten West**— Currently owned by WMATA, this existing parking lot for the Fort Totten Metro Station is recommended to support Transit Oriented Development consistent with the Comprehensive Plan's land use designation as Mixed Use Medium Density Residential and Commercial.